


When Recorded, Mail To:

Lori Yates, City Recorder
City of Saratoga Springs
1307 N. Commerce Dr. #200
Saratoga Springs, UT 84045



ENT 14480:2015 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Feb 25 12:26 pm FEE 50.00 BY SS
RECORDED FOR SARATOGA SPRINGS CITY

NOTICE OF PLAT NOTES

The City of Saratoga Springs and Wasatch Land Company, the owner(s) of Talus Ridge Plat A, recorded as Entry # 14479 on the 25 day of FEB., 2015 in the Utah County Recorder's Office, hereby give notice to all owners and successors of interest of the Property of certain requirements and conditions ("Plat Notes") that run permanently with the Property and are recorded on said plat. See Exhibit A for the Legal Description of the Property.

The Plat Notes contain the following conditions and requirements:

Future residents and lot owners hereby placed on notice of the ongoing and active agricultural uses and operations adjacent to or near the Talus Ridge Plat A and lots. This area is subject to the normal and everyday sounds, odors, sights, nuisances, equipment, facilities, and all other aspects associated with agricultural operations, uses, and property rights. These sounds, odors, sights, and nuisances may occur at all times of the day and night including during weekends and holidays. The City is not responsible or liable for these uses and impacts and will not restrict any grandfathered agricultural use from continuing to occur lawfully.

This Notice serves to provide notice of the Plat Notes and any requirements and conditions that may affect title to and use of the Property. If there is any conflict between the terms of this Notice and the terms of the Plat, the terms of the Plat shall prevail.

Any use of the Property contrary to the Plat Notes is a violation of Saratoga Springs ordinances and regulations and may subject the violator to fines and penalties. Any modification of the Plat Notes and conditions and requirements will be valid only if notice of the modification is authorized in writing by the City of Saratoga Springs and recorded in the official records of the Utah County Recorder.

IN WITNESS WHEREOF, the City and the Owner have caused this Notice to be executed on their behalf by their respective officers this 24 day of February, 2015.

CITY:

CITY OF SARATOGA SPRINGS

OWNER:

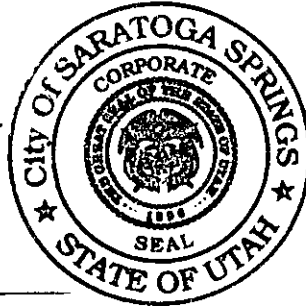
WASATCH LAND COMPANY

By: [Signature]
Mark Christensen, City Manager

By: _____
Its: _____

ATTEST:

[Signature]
Lofi Yates, City Recorder



APPROVED AS TO FORM:

[Signature]
Kevin S. Thurman, City Attorney

OWNER'S ACKNOWLEDGEMENT

(Complete if **Owner** is an **Individual**)

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC
Residing in _____ County,

(Complete if **Owner** is a **Corporation**)

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, who being by me duly sworn, did say that he/she is the President of _____ a corporation, and that the foregoing instrument was

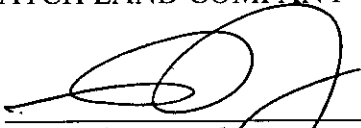
CITY:

CITY OF SARATOGA SPRINGS

By: _____
Mark Christensen, City Manager

OWNER:

WASATCH LAND COMPANY

By:  _____
Its: PRESIDENT

ATTEST:

Lori Yates, City Recorder

APPROVED AS TO FORM:

Kevin S. Thurman, City Attorney

OWNER'S ACKNOWLEDGEMENT

(Complete if **Owner** is an **Individual**)

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC
Residing in _____ County,

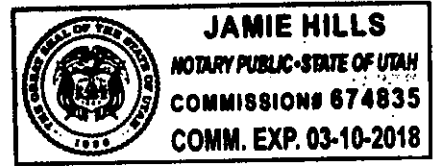
(Complete if **Owner** is a **Corporation**)

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On this 24 day of February, 2015, personally appeared before me Gordon Jones, who being by me duly sworn, did say that he/she is the President of Wasatch Land Company a corporation, and that the foregoing instrument was

signed on behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
Residing in Utah County, Provo.
Jamie Hills 3/10/2018



(Complete if **Owner** is a **Partnership**)

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, who being by me duly sworn, did say that he/she/they is/are the of _____, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held by authority of its by-laws and signed in behalf of said partnership.

NOTARY PUBLIC
Residing in _____ County, _____.

(Complete if **Owner** is a **Limited Liability Company**)

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, who being by me duly sworn, did say that he or she is the Manager/Managing Member of _____, a limited liability company, and that the foregoing instrument was duly authorized by the Members of said limited liability company.

NOTARY PUBLIC
Residing in _____ County, _____.

Exhibit A – Legal Description

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 712, PLAT "G", SUNRISE MEADOWS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°54'00"E ALONG THE SECTION LINE 1324.89 FEET AND S0°19'04"W 1327.12 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE SOUTHERN BOUNDARY OF PLAT "G" AND PLAT "F" SUNRISE MEADOWS SUBDIVISION N89°53'54"E 1327.40 FEET TO THE QUARTER SECTION LINE; THENCE S0°11'59"W ALONG THE QUARTER SECTION LINE 849.41 FEET; THENCE S89°53'35"W 928.31 FEET; THENCE N8°47'30"E 180.88 FEET; THENCE N80°08'11"W 159.73 FEET; THENCE N39°41'18"W 87.35 FEET; N88°24'00"W 159.08 FEET; THENCE N4°54'54"E 94.40 FEET; THENCE ALONG THE ARC OF A 261.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S14°17'59"W) TO THE LEFT 85.73 FEET THROUGH A CENTRAL ANGLE OF 14°24'09" (CHORD N82°54'05"W 65.58 FEET); THENCE S89°53'49"W 42.20 FEET; THENCE N0°19'04"E 178.47 FEET TO THE POINT OF BEGINNING

CONTAINS: ±16.85 ACRES